

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1105. REVIEW PROCEDURES:

The Planning Commission shall review the application for a Special Use, the Zoning Administrator's or their designee's preliminary approval or disapproval, comments received at the public hearing, the site plan and other materials submitted in relation to the application, and make a determination on the special use application in accordance with the criteria for approval in Section 913, and such standards contained in this Ordinance which relate to the special use under consideration and the following procedures:

1. The special use must meet all the requirements which relate to the special use under consideration and will be in accordance with the general objectives, intent and purposes of this Ordinance.
2. The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
3. The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production or effects of traffic, noise, smoke, fumes, glare, etc.
4. The special use shall not place demands on public roadways, services or other facilities in excess of current capacity.